



Rutland Road | Southall | UB1 2UP

Presenting this delightful semi-detached property, offering a perfect blend of space and potential. The ground floor features an entrance hallway, office room, spacious reception, kitchen, WC, conservatory, and storage. Upstairs boasts two double bedrooms, a single room, and a family bathroom. With the opportunity to extend (STPP), it's ideally located within walking distance to Southall Broadway, amenities, schools, and Crossrail. Excellent transport links connect to Heathrow, Central London, and major motorways. Whether you're a family, commuter, or investor, this property offers an exceptional opportunity. Estimated Rental Income: £2,400 pcm (5.28% yield). Call NOW for further details, not to be missed.

£545,000

HILTONS ESTATES